

EUCALYPTUS GROVE OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 8, 2021 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith and Howard Lange.
Absent was Joe Mora.

Homeowners present: Tamara S. #127, Martha H. #235, Michael M. #334, Kurt M.#272.
Sian H. #234 (renter).

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Owners Requests:

#127 - Tamara S.: Wants to install electric sub meter at carport for her Tesla charging station. Showed board members what it is and where it will go. Asking for approval. Colin moved to approve electrical install, Howard seconded. Unanimous. Issue with submeter billing: Colin moved to try the solution of subtracting the average of past bills (anything above \$28/month is to be charged to #127) to new bills from Edison and we will revisit after 6 months to determine tier price per Kilowatt Hour. Howard seconded. Unanimous. Craig motioned to only allow install if Tamara agrees to contract with Association under certain conditions. Chris seconded. Unanimous.

#272 - Kurt M: Closed escrow on unit asking for permission to upgrade floors with sound proofing. Colin motioned to allow upgrades, Howard seconded. Unanimous.

Martha H, Michael M, Sian H: Executive Session re noise disturbance.

Approval of Prior Meeting Minutes: Howard motioned to approve minutes from 3/11/21 as prepared, Colin seconded. Unanimous. Colin moved to approve the minutes from the special board meeting on 3/16/21, Howard seconded, Chris abstained. Approved.

Landscape Report: Finished trash enclosure #1, 7628 #118 sidewalk repaired, Joe working with Action Tree on trimming eucalyptus trees, mainline break in phase 3 repaired, 7606 creek conversion in progress, Colin and Joe and Jose moved gym

equipment. Colin motioned to table pathway between 7610 and 7628. Howard seconded. Unanimous.

Treasurer's Report

	March 21	YTD
Total Income	\$70,625.00	\$209,390.37
Op. Expenses	31,326.16	80,739.98
Reserve Expenditures	11,529.00	72,662.55
Total Expenditures	42,855.16	153,402.53
Transfer to Op Reserve	(83,722.50)	(55,987.84)
Transfer from Op Reserve	83,928.99	83,928.99
Transfer to Reserve	(27,976.33)	(83,928.99)
Balance in Savings	\$ 2,234,907.62	
Due from Unit Owners	\$ 3,955.03	
Total Assets	\$ 2,243,862.65	

Operating Expenses are about 9%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Howard seconded) Colin Motions to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Howard seconded. Unanimous.

Old Business:

- c. 7632 foundation work: Chris motioned to approve proposal from local engineer Van Sande Structural Consultants Inc. (subject to providing all necessary documents) Colin seconded. Unanimous.

New Business

- b. #127 EV Charger: See owner

*Due to the lateness of the meeting, Colin motioned to table remaining items on agenda. Howard seconded. Unanimous.

Last month's Executive Session: emails; pool violation.

Next Meeting 5/13/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:45PM,

Submitted by: Matt Mora